

Primary Election FAQs

What is being proposed for sale on the primary election ballot?

Approximately 58.16 acres of parcel 304-58-009E and 80.00 acres of parcel 304-80-018E are proposed for sale on the August 30, 2016 primary election ballot.

Where are the parcels located?

The 58.16 acres of parcel 304-58-009E is located at the southwest corner of Greenfield and Germann Roads. A legal description (exhibit 1) and map of the area (exhibit 2) proposed for sale are included below.

Exhibit 1 – Legal Description:

That portion of the Northeast quarter of Section 9, Township 2 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the North quarter corner of said Section 9 marked by a brass cap in handhole from which the center quarter corner marked by a ½" rebar with cap bears south 00°15'27" west, 2644.85 feet; Thence South 00°15'27" West, 70.00 feet along the North-South midsection line of said Section 9 to the POINT OF BEGINNING;

Thence North 89°57'37" East, 2546.22 feet; Thence South 45°13'43" East, 49.66 feet; Thence South 00°25'04" East, 1016.70 feet; Thence South 89°56'39" West, 2593.62 feet to the point that lies on said North-South midsection line; Thence North 00°15'27" East, 1052.42 feet along said North-South midsection line to the POINT OF BEGINNING.

EXCEPT for the North 639.00 feet of the West 294.00 feet.

CONTAINING 2,533,590 square feet (58.163 acres), more or less.

Exhibit 2 – Map of Area:



The 80.00 acres of parcel 304-80-018E is located at the southwest corner of Greenfield and Chandler Heights roads. A legal description (exhibit 3) and map of the area (exhibit 4) proposed for sale are included below.

Exhibit 3 - Legal Description:

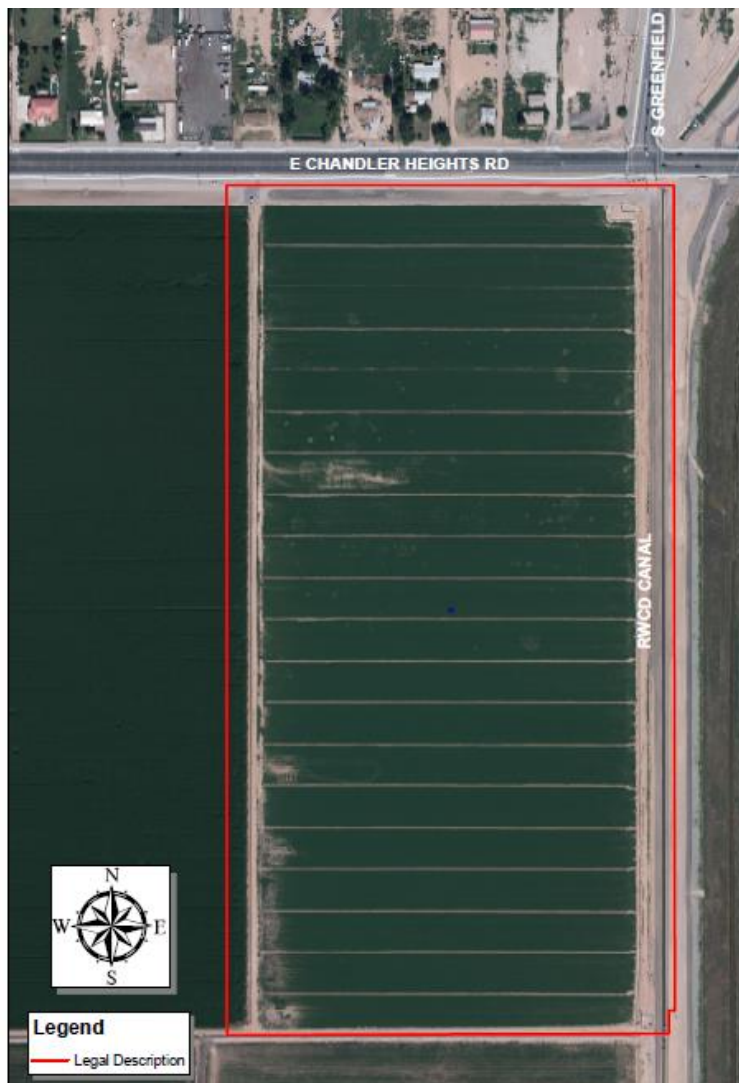
That portion of the Northeast quarter of Section 28, Township 2 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the East quarter corner of said Section 28, from which the Northeast corner bears North 00°07'18" West, 2635.80 feet; Thence South 89°49'53" West, 86.42 feet along the East-West midsection line of said Section 28 to the POINT OF BEGINNING;

Thence South 89°49'53" West, 1336.85 feet along the East-West midsection line of said Section 28; Thence North 00°02'09" West, 2575.25 feet; Thence South 89°59'22" East, 1353.80 feet to a point that lies on the West right-of-way line of the RWCD Canal; Thence South 00°04'54" East, 2501.01 feet along said West right-of-way line; Thence South 89°49'53" West, 19.00 feet; Thence South 00°04'54" East, 70.00 feet to the POINT OF BEGINNING.

CONTAINING 3,484,800 square feet (80.000 acres), more or less.

Exhibit 4 – Map of Area:



Why is the Town proposing to sell the land?

Both of these parcels were originally acquired in 2009 and were intended for future Parks usage.

The land is proposed for sale, as the Town will now utilize 225 acres between Greenfield and Higley Roads, and Queen Creek and Chandler Heights Roads for the development of a large, regional park. This land combined with 47 acres already owned by the Town will allow for a 272-acre regional park in south Gilbert. This large, regional park will replace the parks previously proposed on the parcels to be sold, and is anticipated to provide more recreational services to the Town and residential developments in the area that would have been served by the smaller parcels purchased in 2009.

Town Council formally declared approximately 58.16 acres of parcel 304-58-009E and 80.00 acres of parcel 304-80-018E as surplus property on March 24, 2016, with the intention that the parcels be sold.

Why are these questions on the ballot?

In accordance with Arizona state law, the question of whether to sell real property valued at more than \$500,000 must be referred to the voters. Both of the parcels mentioned are valued in excess of \$500,000, and therefore will be included as measures to be decided by the voters at the primary election to be held on August 30, 2016.

For more information on the state statute prescribing the process, visit:

<http://www.azleg.gov/FormatDocument.asp?inDoc=/ars/9/00403.htm&Title=9&DocType=ARS>

To view the Gilbert Town Council resolution calling for the election, visit:

<http://www.gilbertaz.gov/home/showdocument?id=14352>

If approved by the voters, what would the proceeds of the sale be used for?

Proceeds from the sale of the land would be used for the new Gilbert Regional Park to be located between Greenfield and Higley Roads, and Queen Creek and Chandler Heights Roads. This will enable the Town to maximize its existing assets and utilize multiple potential funding sources for the new park, including but not limited to: land proceeds, future General Obligation bonds and Park System Development Fees.

More information on the new Gilbert Regional Park can be found here:

<http://www.gilbertaz.gov/departments/parks-and-recreation/gilbert-regional-park>

If approved by the voters, what would the process be for selling the land?

The two parcels would be advertised for sale and then offered at public auction. A minimum bid price may be set by the Town Council, which will be determined prior to the date of sale. State law provides that the Town sell the property to the, "highest bidder for cash, reserving the right to reject any and all bids."

To learn more about the process the Town will follow, as outlined in A.R.S. 9-402 and 9-403, please visit:

<http://www.azleg.gov/FormatDocument.asp?inDoc=/ars/9/00402.htm&Title=9&DocType=ARS>

<http://www.azleg.gov/FormatDocument.asp?inDoc=/ars/9/00403.htm&Title=9&DocType=ARS>

When would the land be sold?

If the voters approve the sale of the land at the primary election, the Gilbert Town Council would then determine the best timing to sell the land, based on market conditions. It is likely the sale process would begin in late 2016 or early 2017; however, the timing of the sale may be adjusted if the real estate market warrants advancing or delaying the date of sale. The interest of the Town is to maximize the value of the land, and therefore maximize the resources available for development of the new Gilbert Regional Park.